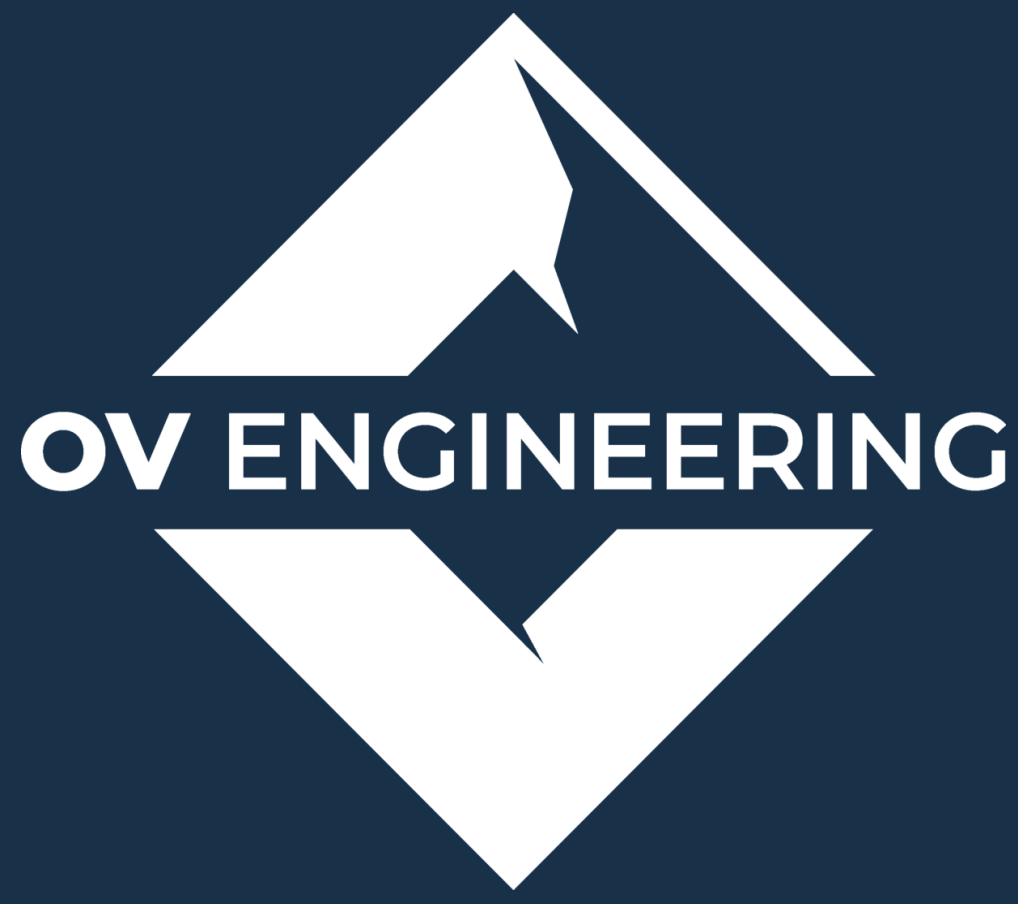




OV Engineering, LLC

**Construction Consulting,
Design & Engineering Company**

**Delivering
Amazing & Valuable
Properties.**

Professional Construction Consultancy, Design & Engineering company with a solid track record in luxury hospitality, premium residential, and high-load industrial sectors.

25+ Years of Experience

Combined expertise of our senior project management professionals in the construction and design industry.

10 Years in Georgia, Caucasus & Central Asia

Deep local market integration with a proven capability to successfully deliver complex, high-end real estate projects.

100% Success Rate

Guaranteed project delivery on time and within budget, adhering strictly to global brand standards.

International Standards

In-house expertise, interior, architectural, hotel technology, kitchen and MEP design, and green building certifications (**LEED AP BD+C, BREEAM Associate**).



Value Proposition

- **Operator Integration:** Fluent in Brand Standards of international hotel chains (Radisson Blu, Hilton, Anantara Minor Hotels, Hyatt, Marriott International).
- **Risk Mitigation:** Advanced 3D model design, precise budgeting and Bills of Quantities (BOQ) to prevent budget overruns.
- **Sustainability:** Sustainable design and construction management that reduces operational costs (OpEx) for owners.

Design, Engineering and PM Services

End-to-end engineering, design services, management, and construction consulting tailored to maximize property value and meet international hospitality standards.

Design Services

- **BIM Architectural, Structural & MEP Design** — Full-cycle 3D modeling combining architecture, structures, and building services to eliminate on-site clashes.
- **Hotel Technology and Kitchen Design** — High-end BOH (Back-of-House) and F&B (Food & Beverage) planning following international operator standards.
- **Full Interior Design (in partnership with Pave Interior Design Studio)** — Delivering complete, turnkey interior design solutions for luxury hospitality and premium residential spaces, seamlessly synchronized with underlying MEP networks from day one.



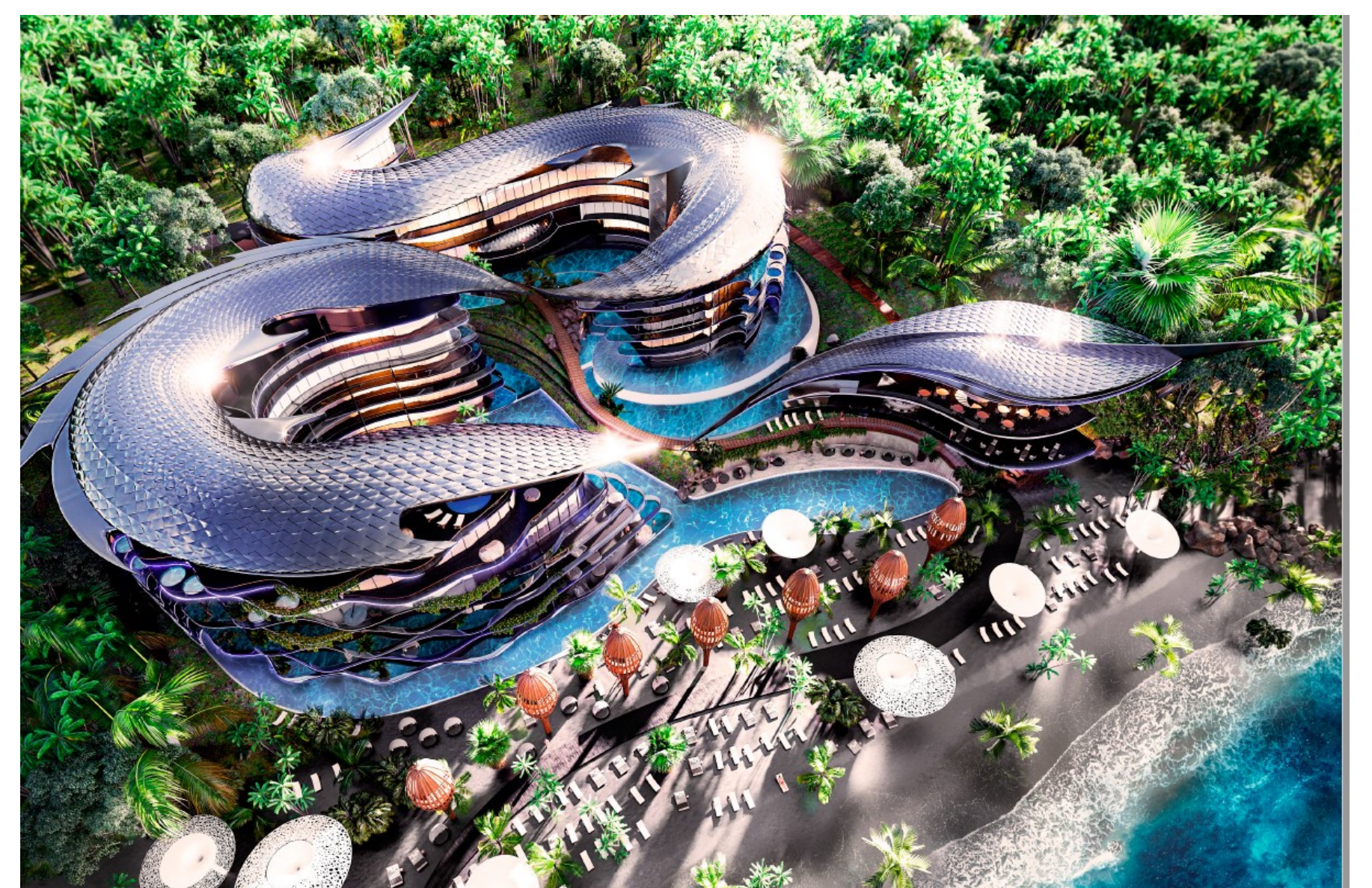
What our partners say

"Professionals from OV Engineering demonstrate outstanding ability to manage large-scale and highly complex construction projects in a professional manner throughout the entire working process."



Project & Construction Management

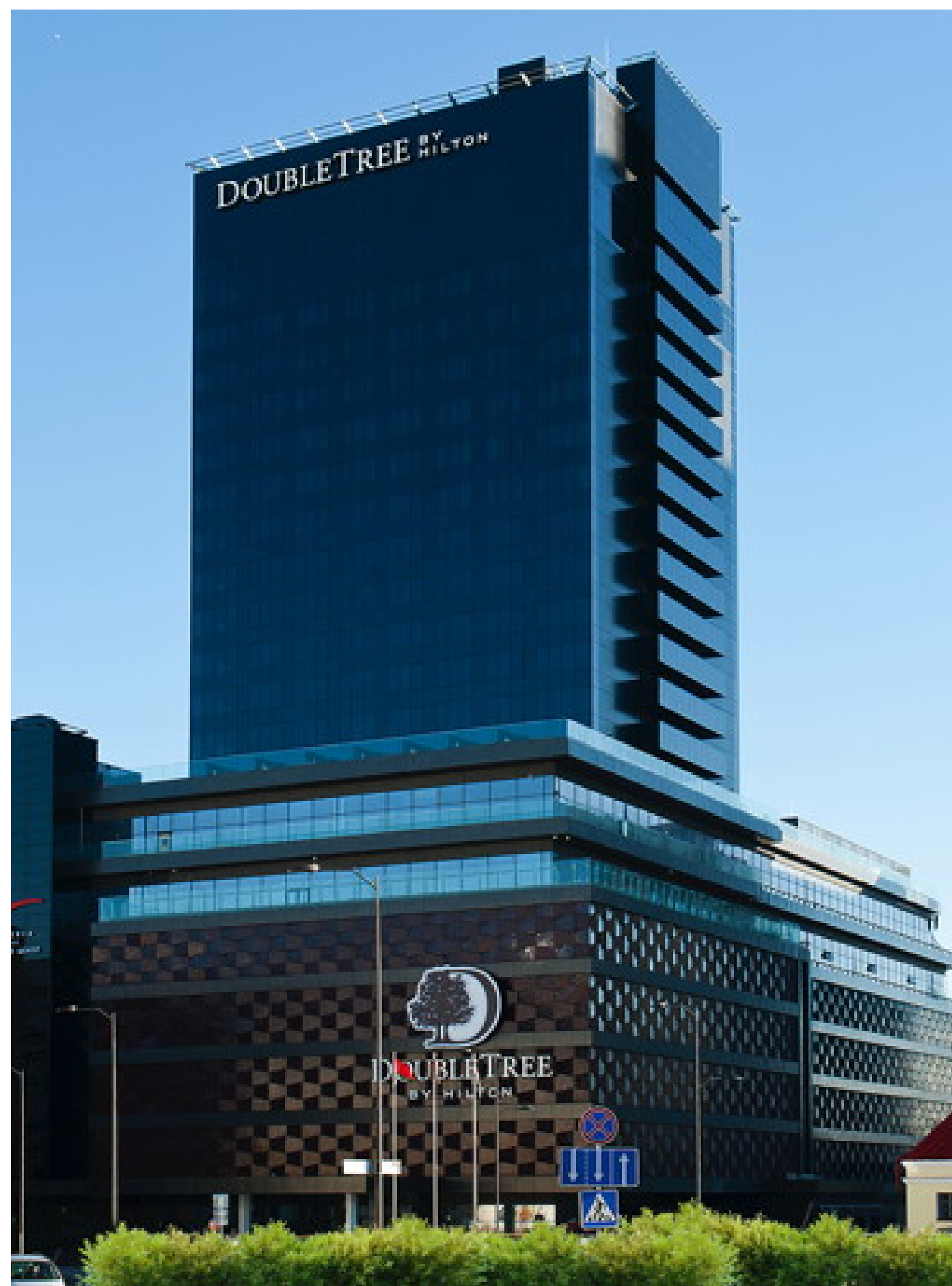
- **Project & Construction Management** — Full-cycle leadership from initial feasibility studies through to final commissioning.
- **Site Supervision & Quality Control** — Daily technical oversight to ensure compliance with design specs and safety regulations.
- **Cost Estimating, BOQ & Budgeting** — Precise Bills of Quantities and cost calculations at every stage (Concept, SD, DD).



Construction Consulting and Advisory

Specialized advisory services, international brand integration, and independent technical expertise for all property sectors.

- **Hotel Operator Management** — Direct alignment with technical directors of major chains (Hyatt, Radisson, Marriott) to ensure full compliance with Brand Standards.
- **Hotel Renovations & Upgrades** — Definition of scope, budget calculation, and fast-track execution management for technical refurbishment of existing hotels.
- **Cross-Sector Technical Due Diligence & Audits** — Detailed pre-purchase building inspections, asset evaluations, and post-incident damage assessments (insurance cases) for all property types.
- **Tendering & Contract Management** — Managing general contractor selection, procurement, and construction dispute resolution for diverse real estate projects.



LEED® Certification & Green Building Consulting

*Expert green building consulting led by an in-house certified **LEED AP BD+C** professional to maximize asset value and minimize lifecycle costs.*

Financial & Operational Benefits

- **Up to 30-50% OpEx Reduction**

Energy and water-efficient engineering designs directly reduce utility bills and lower long-term building operational costs.

- **Increased Property Value**

Green buildings command higher market values, faster sales, and premium rental rates by attracting top-tier tenants who prioritize sustainability.

- **Streamlined Approvals & +1 Point Boost**

Having a LEED® AP in the team automatically grants **1 bonus credit** toward your certification score and ensures full compliance with global regulations, mitigating legal risks.

- **Integrative Project Coordination**

Facilitating a multidisciplinary approach where architecture, MEP, and interiors work in harmony from day one, resulting in fewer errors.

Our Technical Capabilities

- **Full-Cycle LEED® Consulting:** Guiding the project smoothly from the initial registration and feasibility stage through to final certification plaque award.
- **Energy Modeling:** Advanced building energy modeling required to secure critical **LEED Energy & Atmosphere (EA)** credits.
- **Commissioning Agent (CxA):** Independent Functional Performance Testing (FPT) for all MEP systems to verify design compliance, equipment quality, and post-occupancy performance.



GREEN BUSINESS CERTIFICATION INC. CERTIFIES THAT

Oleksandra Kulykova

HAS ATTAINED THE DESIGNATION OF

LEED AP® Building Design + Construction

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED® green building program.


PETER TEMPLETON
PRESIDENT & CEO
U.S. GREEN BUILDING COUNCIL & GREEN BUSINESS CERTIFICATION INC.



Flagship Case Study: Anantara Dragon Seseh Hotel, Bali

High-end Technology, Kitchen and MEP design services for a world-class luxury resort in Bali, Indonesia

- **The Challenge:**

Delivering a complete, turnkey design and engineering package for a complex international resort. The project required engineering all foundational building services, architectural details, and highly specialized Food & Beverage (F&B) and Back-of-House (BOH) technology layouts, all while meeting the strict ultra-luxury brand standards of Minor Hotels Group.

- **Our Solution:**

Our team developed the complete design from scratch. We personally engineered the **MEP systems**, designed the **technological layouts** for kitchens, bars, SPA, gym, kids and teens club, BOH and logistics. Every element was authored in-house to ensure perfect architectural-to-engineering harmony.

- **The Result:**

We delivered a flawless, design package developed in accordance with international hotel operator's rigid technical and brand compliance on the very first attempt. Authoring the complete engineering in-house eliminated 100% of spatial clashes, saving the client millions in potential on-site adjustments.

- **Expansion: Savaya Nightlife Partnership**

Following our successful delivery, the client expanded our scope, appointing us to design the specialized technology layouts for the world-renowned high-profile entertainment and nightlife operator, **Savaya (Bali)** for their ultimate Ultra Lounge Club, Japanese Restaurant and rooftop Sunset Lounge Bar.



Project Case Study (Radisson Blu Batumi)

Scope definition, budgeting, tendering management, and fast-track renovation of the Medea main restaurant (Batumi, Georgia).

- **The Challenge:**

Executing a complete technical and aesthetic refurbishment of the hotel's primary 5 ★ restaurant under a tight, unyielding timeline, while minimizing disruption to the operations of a fully functioning international luxury property.

- **Our Solution:**

Our team delivered comprehensive pre-construction and execution management. We engineered the precise **scope definition**, developed detailed **Bills of Quantities (BOQ)**, and performed rigorous **project budgeting**. We then led the competitive **tendering process** to select the general contractor and provided rigorous **design management** to ensure all engineering and interior details were flawlessly integrated.

- **The Result:**

The main restaurant renovation was **successfully completed and delivered strictly on time**. By establishing absolute financial control through our precise BOQs and managing contractor alignment, the project was handed over within the owner's planned budget, allowing the hotel to capture peak seasonal revenue without delay.



Project Case Study (Boygars Luxury Boutique)

Comprehensive construction site supervision and multi-disciplinary engineering coordination for a high-end luxury retail space (Tbilisi, Georgia).

- **The Challenge:**

Managing premium interior fit-out and highly specialized HVAC, electrical, and lighting infrastructure inside a historic building on Tbilisi's main avenue. The project demanded elite-tier execution quality under strict seasonal retail opening deadlines.

- **Our Solution:**

OV Engineering took full control of the execution phase by providing continuous, hands-on **construction site supervision**. We actively managed on-site teams, enforced strict quality controls, and drove the **coordination** between complex engineering networks (MEP), structural parameters, and high-end architectural finishes.

- **The Result:**

The luxury boutique successfully opened on schedule for the premium shopping season. Our technical oversight ensured that the intricate retail design and utility infrastructure were executed flawlessly, meeting international luxury retail standards without compromising the historical integrity of the building.



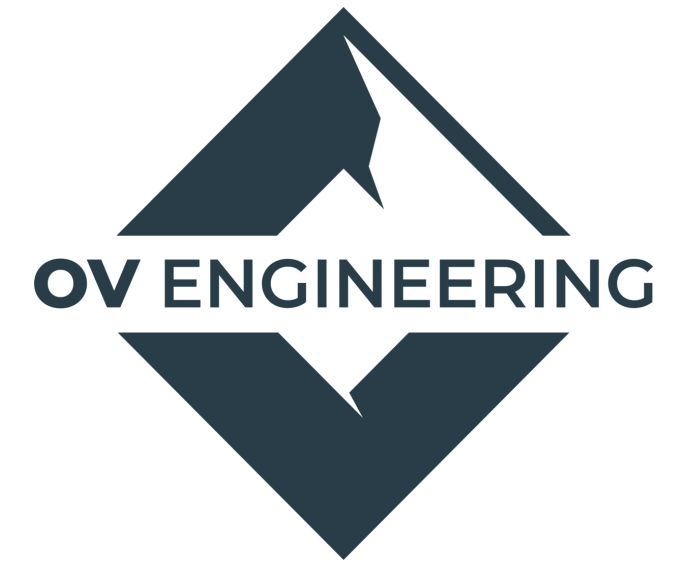
Track Record & Notable Projects

- **Hospitality:** **Anantara Dragon** Seseh Hotel (Bali, Indonesia) | **Radisson Blu** (Batumi) | **Radisson Blu Iveria** (Tbilisi) | **Tsinandali Park Hotel** | **Tsinandali Radisson Collection** | **Double-Tree by Hilton** (Minsk) | **Hyatt Regency** (Kiev).
- **Commercial:** Shopping Mall **Galleria** (Minsk), Shopping mall **Palazzo** (Minsk).
- **Industrial:** Crypto Mining Facility for Synaitken (Tbilisi FIZ).

Bills Of Quantities & Cost Estimating Services

- **Ibis Styles Hotel | 2025**
Detailed Bills of Quantities (BOQ) preparation and cost estimation for a hotel renovation.
- **ESIDA Center of Excellence for PEM Consult, GmbH | 2024**
Bills of Qunatities and construction budget calculation, tender documents prepration.
- **Radisson Blu Batumi (for Silk Road Group / Argo Management) | 2023**
Full BOQ preparation, construction budget calculation, and definition of renovation scope for guestrooms/corridors, followed by Tendering management for General Contractor.
- **Former Kempinski Hotel Site (for Oda, LLC) | 2023**
High-level project budget calculation and financial advisory for the conversion of the former hotel property into luxury residential apartments.
- **Domus Tree Apartments (for Domus Trees, LLC) | 2023**
Detailed Bills of Quantities (BOQ) preparation and cost estimation for a premium residential landmark at Chavchavadze Ave 31, Tbilisi.
- **Jikia Residential Project (for Up Ten Development, LLC) | 2023**
Complete Bills of Quantities (BOQ) calculation, cost engineering, and technical optimization for a major residential development at Jikia Str. 14, Tbilisi.
- **Aparthotel Adagio by Accor (for Mardi Evergreen, LLC) | 2022**
Comprehensive Construction Cost Calculation and Capex estimation at the initial concept design stage in compliance with brand requirements.
- **Double-Tree by Hilton (for Dostluk, LLC) | 2021**
Full Bills of Quantities (BOQ) and detailed Construction Budget engineering for the conversion and refurbishment of the existing hotel facility.





Why Choose OV Engineering

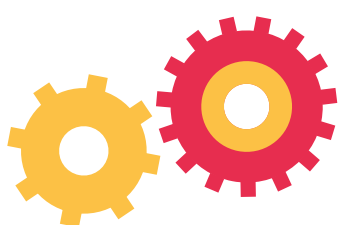
We don't just consult; we seamlessly bridge the gap between architectural vision, international hotel brand standards, and real-world construction limits.

Our Key Differentiators



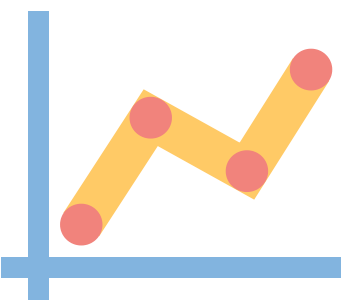
- **Operator-Approved Expertise**

Deep, practical alignment with technical guidelines and Brand Standards of international hotel chains (**Hyatt, Radisson, Marriott, Anantara**). We speak the operator's language.



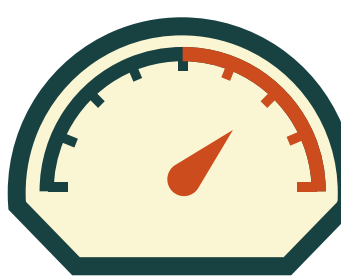
- **Turnkey Interdisciplinary Coordination**

Combining architectural intent, full MEP design, specialized hotel technology, and interior design into one clash-free 3D BIM model before construction begins.



- **Lifecycle Financial Control**

From accurate initial Bills of Quantities (BOQ) to green engineering (LEED/BREEAM) that reduces energy and utility costs by **30-50% during operation**.



- **Unyielding Focus on Delivery Speed**

A battle-tested project management framework designed for high-pressure, fast-track renovations where meeting the opening deadline is non-negotiable.

Leadership Team



Oleg Vlasiuk,
Civil Engineer, MEng (Hons)
Co-Founder

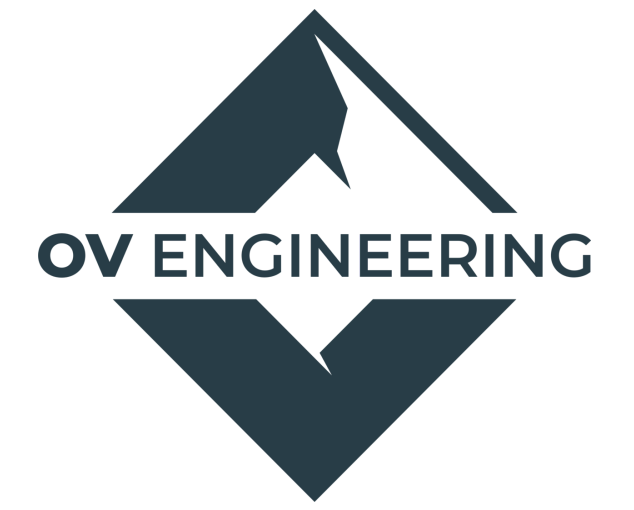


Oleksandra Kulykova,
LEED AP BD+C
BREEAM Associate
Co-Founder



Global Recognition

- **Finalist of MIPIM Awards 2020.** Recognized at the world's leading real estate event in Cannes for outstanding project excellence.
- **Global Property Awards.** Verified track record in delivering high-end international hospitality projects.



Contacts

Contact us directly to discuss your project development, design needs, site supervision or technical audit requirements.

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